

BERRYVILLE AREA DEVELOPMENT AUTHORITY
MINUTES - REGULAR MEETING
Wednesday, December 16, 2015
Regular Meeting 7:00pm
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A regular meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, December 16, 2015. The meeting was called to order at 7:00 pm.

ATTENDANCE

Authority members present: Allen Kitselman, Chair; Wingate Mackay-Smith, Vice Chair; Kathy Smart; Frank Lee; George L. Ohrstrom, II; Warren Dilandro

Authority members absent: none

Staff present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Ohrstrom (moved), Mackay-Smith (seconded), Kitselman, Lee, Smart, Dilandro

No: No one

Absent/Not Voting: No one

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the November 18, 2015 minutes as presented.

Yes: Smart (moved), Mackay-Smith (seconded), Kitselman, Lee, Ohrstrom, Dilandro

No: No one

Absent/Not Voting: No one

FINAL DRAFT OF REVISED BERRYVILLE AREA PLAN

Discussion of Final Draft

Mr. Stidham said version 2 of the updated Berryville Area Plan was before them with the changes identified in red and strikethroughs. He said he wanted to highlight several of the changes made to the document including comments from Berryville Utility Director Dave Tyrrell concerning locations of public infrastructure and modifications to the transportation map per VDOT comments. There was a discussion

about the proposed park and ride location. Mr. Kitselman said he wanted Jack Enders Boulevard and Fairfax Street identified on the map. Ms. Dunkle said she felt that East Main Street improvements should be moved to a higher priority than West Main Street. Mr. Stidham said these priorities are identified in the County's transportation priority list. Mr. Dilandro noted that the project description text and the map should be consistent. It was determined that Jack Enders and Fairfax Street should be included on the map and in the narrative. Mr. Dilandro referenced the at-grade railroad crossing at Jack Enders Boulevard.

Mr. Stidham said he added Dr. Leffel's suggestion to reference school crosswalks and updated names to school properties. Ms. Dunkle said that in Chapter 2, Sub-Area 1 was the only area that identified sanitary sewer flows. She said Mr. Tyrrell suggested that either all of the sanitary sewer flows be identified in each sub-area or the language in Sub-Area 1 should be removed. It was determined that the information would be removed from Sub-Area 1.

Mr. Stidham identified the area north of Mosby Boulevard purchased by the Clarke County School Board which includes the storm water management facility for run-off from Mosby Boulevard. He said Dr. Leffel said that the description of Sub-Area 4 stated it was close to build-out. He said that language for Sub-Area 26, where the Hermitage pond was located, contained language that allowed for future development should storm water management practices and requirements change. He said that he added that language to the description of Sub-Area 4. Ms. Mackay-Smith suggested removing the phrase "hand full" and replacing it with other language. Mr. Stidham said VDOT identified discrepancies in the narrative concerning gross leasable areas in Sub-Area 6. He said that a previous amendment to the Plan neglected to modify this information. He said that he updated the narrative and stated that the land use chart reflected the correct figure.

Mr. Stidham said Doug Shaffer recommended in Chapter 4, page 3, including input from the Berryville Planning Commission. Mr. Stidham said staff discussed the comment and are recommending that, when appropriate, Berryville and County planning commissions should be asked for input by the BADA when plan updates are pertinent to either or both of the respective administrative bodies. He said Dr. Leffel recommended modifying text, highlighting the combined volunteer and paid fire fighters and emergency services personnel.

Mr. Stidham asked for additional input. Mr. Ohrstrom identified page 3-1, concerning streamlining the process. There was a discussion on whether this was a current or future effort. Ms. Dunkle said an important part of this streamlining was to keep the respective zoning ordinances the same. After discussion it was determined that the language be modified to reflect current and future efforts. There was a discussion about the timeframe for updating the Plan. Mr. Ohrstrom referenced page 4-1, discussing the phrase "health, safety and welfare" versus current language in the Code of Virginia. Mr. Lee said that under the acknowledgements, Mr. Shaffer was included in the list. There was a discussion about including former BADA members. Chairman Kitselman said his name was incorrect in the acknowledgements. Chairman also requested a key on Map 6 for reference.

Scheduling of Public Hearing

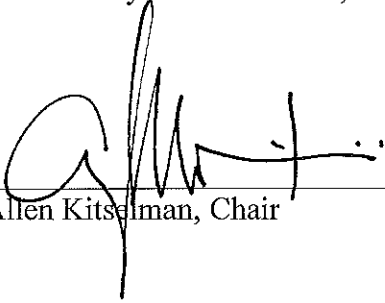
Mr. Ohrstrom made a motion to approve changes to the Berryville Area Plan, seconded by Mr. Lee. Mr. Stidham said staff is recommending setting the public hearing for Wednesday, January 20, 2016 at 7:00. Ms. Smart reiterated that there will be two meetings in January, on the 20th and 27th. The motion was modified to include setting the public hearing for January 20, 2016. The motion passed unanimously by voice vote.

OTHER BUSINESS

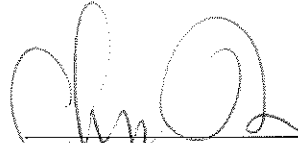
Chairman Kitselman welcomed Warren Dilandro as a new member of the Development Authority. He said Mr. Dilandro has significant engineering experience, is a 35-year resident of Berryville and previously a member of the Berryville Town Council.

ADJOURN

There being no further business, Chairman Kitselman asked for a motion to adjourn. Mr. Lee moved, seconded by Mr. Ohsrstrom, the motion passed by voice vote at 7:31p.m.



Allen Kitselman, Chair



Christy Dunkle, Clerk

